

089.0

Map

0003

Block

0023.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,064,600 /

USE VALUE: 1,064,600 /

ASSESSED: 1,064,600 /

Total Card /

Total Parcel

1,064,600

1,064,600

1,064,600

PROPERTY LOCATION

No

Alt No

Direction/Street/City

100

BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LUCAS JEFFREY H

Owner 2: LUCAS DEBORAH L

Owner 3:

Street 1: 100 BRATTLE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: BURNS DAVID/TRUSTEE -

Owner 2: 5 HEMLOCK ST TRUST -

Street 1: 5 HEMLOCK ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2003, having primarily Vinyl Exterior and 2885 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

6208

Sq. Ft.

Site

0

70.

0.98

5

424,370

424,400

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

6208.000

639,100

1,100

424,400

1,064,600

Total Card

0.143

639,100

1,100

424,400

1,064,600

Total Parcel

0.143

639,100

1,100

424,400

1,064,600

Source: Market Adj Cost

Total Value per SQ unit /Card: 369.01

/Parcel: 369.01

Legal Description

User Acct

56487

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

089.0-0003-0023.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

639,100

1100

6,208.

424,400

1,064,600

Year end

12/23/2021

2021

101

FV

621,200

1100

6,208.

424,400

1,046,700

Year End Roll

12/10/2020

2020

101

FV

621,600

1100

6,208.

424,400

1,047,100

1,047,100

Year End Roll

12/18/2019

2019

101

FV

498,300

0

6,208.

430,400

928,700

928,700

Year End Roll

1/3/2019

2018

101

FV

498,300

0

6,208.

321,300

819,600

819,600

Year End Roll

12/20/2017

2017

101

FV

498,300

0

6,208.

291,000

789,300

789,300

Year End Roll

1/3/2017

2016

101

FV

498,300

0

6,208.

278,900

777,200

777,200

Year End

1/4/2016

2015

101

FV

487,700

0

6,208.

236,400

724,100

724,100

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

BURNS DAVID/TRU

41110-203

10/3/2003

659,000

No

No

HEMLOCK ST RT

36992-176

11/8/2002

No Prior Val

480,000

No

No

SOPAS MANUEL F

26306-263

5/10/1996

No

No

A

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

2/4/2003

70

New Buil

150,000

C

G5

GR FY05

ACTIVITY INFORMATION

Date

Result

By

Name

11/5/2018

MEAS&NOTICE

BS

Barbara S

12/18/2008

Meas/Inspect

163

PATRIOT

6/16/2004

MLS

HC

Helen Chinal

6/15/2004

Data Entry

BR

B Rossignol

4/26/2004

External Ins

BR

B Rossignol

5/3/2003

Inspected

BR

B Rossignol

10/26/2000

Hearing N/C

163

PATRIOT

1/24/2000

Vacant Lot

163

PATRIOT

1/1/1919

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

AssessPro Patriot Properties, Inc